

**DEVELOPMENT AUTHORITY OF FULTON COUNTY  
REGULAR MEETING HELD ON  
TUESDAY, FEBRUARY 24, 2026 AT 2:00 P.M.  
SUITE 2052 (PEACHTREE LEVEL) CONFERENCE ROOM  
FULTON COUNTY GOVERNMENT CENTER BUILDING  
VIA ZOOM VIDEOCONFERENCE/TELECONFERENCE**

**MINUTES**

The meeting was conducted via Zoom teleconference/videoconference in accordance with O.C.G.A. Section 50-14-1(h).

Present were the following Members of the Authority:

Mr. Kwanza Hall – Chairman  
Ms. Laura Kurlander-Nagel – Secretary  
Ms. Lynne Riley – Treasurer  
Mr. Mike Kennedy – Board Member  
Dr. Bryan Johnson – Board Member  
Ms. Yngrid Jones-Huff – Board Member  
Mr. Alvin Kendall – Board Member

Members Absent:

Mr. Kyle Lamont – Vice Chairman  
Ms. Pinky Cole Hayes – Board Member

Also present were Ms. Sarah-Elizabeth Langford, Executive Director of the Authority, Ms. Sandra Zayac, Ms. Lauren Daniels and Ms. Ansly Moyer, attorneys for the Authority, and Ms. Doris Coleman and Ms. Shannon Robinson, staff of the Authority.

Executive Director Langford gave the invocation and Chairman Hall called the meeting to order at approximately 2:00 p.m.

RECOGNITION OF VISITORS: Also present were Mr. Jim Stevens of On-Call Accounting, Mr. Rob Harber of Commissioner Ellis' office, Mr. Edward Leidelmeijer of Commissioner Thorne's office, Ms. Nancy Tao of Tao Communications, Mr. Erik Burton of Profile Marketing & Public Relations, LLC, Ms. Latonia Amey, Mr. Charles McClellan, and Mr. Greg Boler.

MINUTES: The minutes from the Regular Meeting held on January 27, 2026 were presented to the Authority for approval. Upon a motion made by Treasurer Riley, which was seconded by Mr. Kennedy, the Authority approved the minutes as presented, with the exception of Mr. Kendall who was absent for the vote.

APPROVAL OF MEETING AGENDA: Upon a motion made by Treasurer Riley, as seconded by Secretary Kurlander-Nagel, the Authority approved the meeting agenda, with the exception of Mr. Kendall who was absent for the vote.

PUBLIC COMMENTS: Mr. Charles McClellan appeared and made comments on Item H.3. in accordance with the Authority's public comment procedure.

NEW BUSINESS: None.

#### OLD BUSINESS:

Assignment (Second) of SG Property Owner, L.P. Project from Granite (8500 Tatum) LLC to Provence Borrower LLC, or an affiliate thereof (Address: 8500 Tatum Road, Palmetto, Georgia). Mr. Will Pickens and Mr. Michael Petrov of Evershed Sutherland (US) LLP, Mr. John Sorg of Granite REIT and Mr. William Balch of Link Logistics appeared in connection with the requested assignment (second) of SG Property Owner, L.P. Project from Granite (8500 Tatum) LLC to Provence Borrower LLC, or an affiliate thereof. More specific details are described in the Fact Sheet included as part of this item posted on the Authority's website. Mr. Petrov provided a brief update on the status of the project, which will be sold by Granite (8500 Tatum) LLC to Provence Borrower LLC or an affiliate thereof, an affiliate of Link Logistics Real Estate. Upon a motion made by Treasurer Riley, which was seconded by Secretary Kurlander-Nagel, the Authority approved the assignment to Provence Borrower LLC or an affiliate thereof, with the exception of Mr. Kendall who was absent for the vote.

Final Bond Resolution for Vida Fairburn Development, LLC ("Vida") (Address: Senoia Road, Fairburn, Georgia). Ms. Anamaria Hazard Meanes and Mr. Ceasar Mitchell of Dentons US LLP, and Mr. Joseph Martinez and Mr. Trevor Kierecki of Vida appeared in connection with the request to approve a final bond resolution for the issuance of up to \$56,600,000 in taxable revenue bonds to finance a mixed-use economic development opportunity consisting of residential units, retail/restaurant space and related amenities, parking and other public improvements to be located on Senoia Road, City of Fairburn, Fulton County. The development would consist of approximately 280 residential units, with pricing targeted towards households earning between 80% to 120% of the area median income, and 7,000 square feet of commercial space, including retail and/or restaurant space, a co-working space and neighborhood coffee shop. More specific details are described in the Fact Sheet included as part of this item posted on the Authority's website. Ms. Meanes confirmed the project was returning for final bond resolution approval following the inducement approval received from the Authority in August 2025, and reviewed highlights of the project. She also noted the City of Fairburn is supportive of the project and expects it to provide much needed housing and activate other economic development in the area. Upon questions from the Authority, Mr. Martinez responded that the developer will be offering units at attainable rents, targeting tenants earning 80-120% AMI for the project. In response to further questions from the Authority, Mr. Martinez confirmed there are no covenants in the documents requiring tenants to earn between 80-120% AMI but is the way the developer is developing and financing the project. Mr. Martinez also provided a high level summary of the expected quality of the project and on the work with the City of Fairburn to provide desired retail. Mr. Martinez further stated that without the Authority's support the developer would not be able to provide the project as presented, a high quality housing product at attainable rents. Executive Director Langford and Chairman Hall discussed the support of the City of Fairburn and the potential positive impact of the project on the community.

Upon a motion made by Secretary Kurlander-Nagel, which was seconded by Ms. Yngrid Jones-Huff, the Authority approved the final bond resolution for Vida, with the exception of Mr. Kennedy who voted no and of Mr. Kendall who was absent for the vote.

Final Bond Resolution for Amazon.com Services LLC (Address: 7055 Campbellton Road, South Fulton, Georgia). Mr. Samir Abdullahi of Select Fulton, Mr. Will Pickens and Mr. Michael Petrov of Eversheds Sutherland (US) LLP, and Mr. Will Cowsert, Ms. Deborah Massie, and Ms. Terreta Rodgers of Amazon appeared on behalf of Amazon.com Services LLC in connection with the request to approve a final bond resolution for the issuance of up to \$500,000,000 in taxable revenue bonds to finance Amazon's proposed expansion of its "first mile" fulfillment network through the acquisition and redevelopment of an industrial site in Fulton County. The project would modernize an existing 1,128,400 square foot warehouse facility on a 153 acre site into a state of the art robotics fulfillment center to support robotics-enabled "first mile" fulfillment operations and strengthen Amazon's national logistics network while enabling Fulton County

to secure significant capital investment and the creation of approximately 750 new jobs. The Project would also create an estimated 500 construction jobs. More specific details are described in the Fact Sheet included as part of this item posted on the Authority's website.

Upon questions from the Authority, Mr. Cowser confirmed that the proposed project is for a different facility type than the current facility, and involves a retrofit of the current facility. A lot of sites are being evaluated for this design change. Amazon holds the lease for the current facility but operations ceased in 2024. Members of the Authority highlighted the opportunity that major corporations making these kinds of investments have to align with the local community and schools and would like to explore ways to partner. In response to additional questions from the Authority, Executive Director Langford explained that the legal documents contain a termination right for the Authority if certain jobs and investment thresholds are not met by 2033. Mr. Cowser briefly reviewed the construction timeline and scope of the project, including the addition of a mezzanine level, restructuring of parking and installation of various robotics. The internal target for a CO is before the end of 2027, though this is an aggressive internal goal. Hiring would start prior to the launch and scale up over the course of several years. Chairman Hall noted that the jobs are needed and South Fulton is supportive of this investment. He also emphasized that if Amazon does not deliver on the investment and jobs thresholds within a reasonable period of time after project completion, then the Authority has a remedy and can terminate the incentive transaction. In response to additional questions from the Authority, legal counsel confirmed that under the lease provisions the Authority may request reports on the economic development goals at any time.

Upon a motion made by Mr. Kennedy, which was seconded by Treasurer Riley, the Authority approved the final bond resolution for Amazon.com Services LLC, with the exception of Mr. Kendall who voted no.

ITEMS FOR DISCUSSION:

Executive Director Update. Executive Director Langford briefly highlighted recent activities of staff, including her presentations in front of the Board of Commissioners and at the State of the County. Staff and leadership also attended Fulton County Day at the Capitol and the recent SMDO and Eggs and Issues conferences.

ITEMS FOR APPROVAL: None.

NEXT MEETING:

Chairman Hall announced that the Authority's next Regular Meeting would be scheduled for Tuesday, March 24, 2026 at 2:00 p.m., and reminded the public to visit the Authority's website at <http://www.developfultoncounty.com> for updates on upcoming meetings.

A motion to adjourn the meeting was made by Treasurer Riley, seconded by Mr. Kennedy, and approved by all Members present.

There being no further business to discuss, the meeting was adjourned at approximately 2:44 p.m.

Laura Kurlander-Nagel  
Laura Kurlander-Nagel, Secretary